

# Emerald Green Newsletter

emeraldgreeninfo.org

3rd QUARTER 2019

## Recreation Board News

Please mark your calendars for our next meeting to be held on AUGUST 20, 2019 at 7:00 p.m. in the Clubhouse. Remaining meeting this year will be the annual meeting on November 19. Remaining newsletters for 2019 will be quarterly: 4th quarter of October 1—December 31, 2019

The garage sale was a success and the pool is open! We had some brave residents jump into the pool to officially open it during semi-chilly weather. **NEW POOL/CLUBHOUSE PASSES ARE AVAILABLE AT THE POOL.** If you haven't signed up for your pass yet, please do so soon. We cannot use our old Clubhouse keys anymore—a swipe of your pass will open the door. If you owe over \$5 for Association dues, your pass will not work until all monies due are paid. Thank you!



The security system is also in place in the Clubhouse and by the pool. This system will be used to identify damage made to the Clubhouse or surrounding area.

**Rec Board Member** opening in November. The Board will appoint a resident to fill in for the open position. This position will then be voted on during the November election.

On another note, it has been my pleasure to work on the newsletter for the past six years. I will miss being a Rec Board member, will really miss my neighbors, my condo and the pool! — Lee Ann M.

**Recycling Reminder:** Plastic bags should not be used in your recycling bin. The bags can jam the machines used to sort recycled items. **Also, please only put CLEAN items in your recycling.** If they're dirty or messy with food, they get thrown out.

### What's Happening in Warrenville?

Did you know that Warrenville Events are displayed on the Emerald Green website ([www.emeraldgreeninfo.org](http://www.emeraldgreeninfo.org))? It is on the "Local Info" page. There are 10 events for the current week in Warrenville and nearby communities. If you subscribe, this information can be delivered to your inbox each week. Just click the link that says "Click Here to Subscribe". When you subscribe, you will receive a weekly email called "This Week in Warrenville". Occasionally other emails will provide other local information. At all times, your email address will be kept safe, and will not be used for any other purpose.



# Condo News

## Board Meeting

Join us for the Regular Board Meeting September 11, 2019 at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

## Board Meeting Dates

The Board of Directors Meeting dates for 2019 are: November 13, 2019 – Annual Meeting

## Major Projects for 2019

*The Board is undertaking the following projects during the year:*

1. Phased replacement of balconies – 2S621 F&H are completed.
2. Concrete replacement – Patios 2S621 A, 2S641 A&B, 2S661 C, 2S435 A&B, 2S409 B were removed and replaced. The entire sidewalk at 2S641 was removed and replaced. Nine buildings had various sections of sidewalk removed and replaced.
3. Lighting upgrades – Building 2S661 and 29W411 had new lighting installed near the garages & in the courtyard.
4. Drainage remediation
5. Completion of the retaining wall on the west side of the property – weather permitting work to resume in the summer.
6. Remove and replace patios at 29W470B & 29W471D after completion of the retaining wall.

## Lighting Upgrades

Please preview the sample lighting that was installed at 2S661 Enrico Fermi Ct. (corner of Batavia Rd.) and at 29W411 Emerald Green Dr. (across the street from the tennis court). Check the lights during the day and at night.

Send your comments to: [www.emeraldgreencondowarrenville@gmail.com](mailto:www.emeraldgreencondowarrenville@gmail.com) The Board would like your input by July 31, 2019.



## Road Repairs (see attached map on page 5)

The Associations met with the City of Warrenville, June 6 to discuss the logistics for the replacement of the curbs, road surface, and lighting. A number of takeaways:

1. According to the City of Warrenville, the project will begin with Phase 1 on June 24, weather permitting.
2. There are 6 phases to the curb and gutter replacement.
3. All garbage on Thursday must be set out by 6:00 AM. Waste Management will have completed the pickup prior to the City beginning their construction work at 7:00 AM.
4. Once the curb and gutter is removed, no access is obtainable from or to the garage for 5 days.
5. Any plantings under the mailbox or other items under the mailboxes should be removed if you don't them damaged.
6. The project should be completed mid to late September.
7. Information will be provided by email blasts, posting by the City of Warrenville, and flyers at the mailboxes by the City of Warrenville.

## New Condo Web Site

The condos have a new website. To register for your new user name and password, please log into: <https://emeraldgreen.nwprop.com>

When you log in for the first time, please ensure that you read and accept the Terms of Use of this site. Once you click on accept, you will gain full access. Please also take the time to check your member details for any updates you need to make. You may also load a picture when you update your member profile.

## Condo Sales 2019

First quarter sales:

29W384 Emerald Green Dr. Unit H  
2S601 Enrico Fermi Ct. Unit C

Second quarter sales:

29W460 Emerald Green Dr. Unit H

(Condo news continued on page 5)

# Villa News

On March 29, 2019, Baum Property Management officially rebranded as RealManage Illinois – Aurora. David Watgen's new email address is: Dave.Watgen@RealManage.com and his new phone number is (630) 897-0500. A receptionist or administrative assistant will answer the phone. You can ask for David and they will put you through. If the auto-attendant answers just punch David's extension, 4244.

Their website has changed and the link is:

[https://www.realmanage.com/baumprop/hoa-management-illinois?hs\\_preview=zGmAfXUP-7881956941](https://www.realmanage.com/baumprop/hoa-management-illinois?hs_preview=zGmAfXUP-7881956941).

**NEXT MEETING DATES:** The next Board meetings are scheduled for Wednesday, June 26, 2019 and Wednesday, August 28, 2019 at 7:00 p.m. at the clubhouse. If you have ever considered or are interested in being on the Board, now is your time. There is a vacancy on the Board which needs to be filled.

Inside-Out Painting Co. is replacing roofs and repairing and painting building 4 at this time.

To obtain updates regarding the road project in Emerald Green, the City has setup a webpage located at <https://www.warrenville.il.us/index.aspx?nid=690>.

Pursuant to the EGVOA's Rules,

- 7. Owners shall not cause or permit anything to be placed on the outside walls of a Unit, and no sign, awning, canopy, antenna, satellite dish or any other attachment shall be affixed to or placed upon the exterior walls or roof or grounds or any part thereof, without the prior written consent of the Board.**

Owners must complete and submit to David Watgen an Architectural Change/Improvement Request Form and Release and Indemnification form to be approved by the Board prior to any satellite dish being installed. The Form must be approved by the Board prior to any satellite installation. If a satellite dish is installed on the roof and voids the roof warranty, owners will be held liable.

An Owner who would like to make an architectural change to any unit or common area, including, but not limited to, landscaping changes, satellite dishes, installation of new windows or doors, etc., is required to obtain prior Board approval. Please be advised that contractors or any person is not permitted on the roofs of the Villa buildings without prior Board approval. Any contractor or person needing access to a roof is required to provide a Certificate of Insurance to David, property manager, prior to accessing a roof. For example, contractors or employees of satellite dish companies or cable companies are not permitted on a roof without providing a Certificate of Insurance to David and obtaining prior authorization from David.

The Board's regular meetings in 2019 are: Tuesday, March 5, 2019, Wednesday, April 24, 2019, Wednesday, June 26, 2019, Wednesday, August 28, 2019 and Wednesday, December 4, 2019. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 1, 2019 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact Dave Watgen, property manager, at RealManage Illinois – Aurora to report maintenance issues, obtain Architectural Change/Improvement Request Form and Release and Indemnification forms and with general questions or concerns. Dave may be reached by emailing him at Dave.Watgen@RealManage.com (preferred) or calling him at (630) 897-0500 extension 4244. In case of an emergency after hours, please call RealManage Illinois – Aurora's emergency phone number at (630) 566-2900.

## Board Meetings and Information

**Recreation Board:** 3rd Tuesday of February, May, August and November—7:00 p.m.

**Condo Board:** 2nd Wednesday of February, April, June, September and November—7:00 p.m.

**Villa Board:** 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 1—7:30 p.m.

### **Recreation Board:**

Nick Battaglia, President 773-820-1752  
Marina Neuman, Vice President 630-605-0832  
Leslie Miller, Treasurer  
Marion Lake, Member-at-Large 630-393-7486  
Lee Ann Meiborg, Secretary  
Clubhouse Reservations 630-393-7486

### **Newsletter:**

Information due by the 25th of the month  
Editor: Lee Ann Meiborg

### **Villa Board:**

Kathi Newell, President  
Ray Eifert, Vice President  
Kent Johnson, Vice President  
Jennifer Cooley, Treasurer  
\_\_\_\_\_, Secretary

### **Villa Property Management:**

RealManage Illinois  
Mailing address: P.O. Box 46,  
Aurora, IL 60507-0046  
David Watgen, Property Manager  
Dave.Watgen@RealManage.com (preferred)  
David's phone no.: 630-897-0500  
After hours emergency..... 630-566-2900

### **Garbage Removal & Appliance Removal:**

**Villas:** Groot 877-775-1200

**Condos:** Waste Management 800-796-9696

**Regular pickup is Thursday.**

When New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas falls on Monday, Tuesday, Wednesday or Thursday, pickup is on Friday.

### **Condo Board:**

Megan Paulsen, President  
Jeanine Ryan, Vice President  
Jerry Bucko, Treasurer  
Carol Zanker, Secretary  
Pat Burkowski, Asst. Secretary

### **Condo Property Management:**

Northwest Property Mgmt.  
429 N. Kirk Rd., Ste 100, Geneva, IL 60134  
John Blazek (815) 526-4032  
johnb@nwprop.com  
Rebecca Bauer (630) 402-6558 ext. 301  
rebeccab@nwprop.com  
*or*  
emeraldgreencondowarrenville@gmail.com  
After hours Emergency..... 815-477-6887

### **CLUBHOUSE & NEWSLETTER AD INFORMATION**

#### **Newsletter Ads:**

Contact Nick Battaglia at 773-820-1752 to place an ad in the newsletter and to obtain pricing information!

#### **Clubhouse Rental:**

Cost to rent the clubhouse is \$75.00. The schedule is available on emeraldgreeninfo.org.  
To rent, call Marion at 630-393-7486 and leave a message.  
Clubhouse Keys: Contact Nick Battaglia at 773-820-1752. Cost is \$25.





(Condo news continued from page 2)

### Architectural Change Request

Any owner who would like to make an architectural change to their unit or common area adjacent to their patio/balcony including, but not limited to, plantings, satellite dishes, installation of new windows or doors, etc. is required to obtain prior Board approval. An architectural change request form can be found in the Rules & Regulations, the website (<https://emeraldgreen.nwprop.com>), or request a form from the John at Northwest Property.

### Bulk Item Disposal

Due to our new contract with Waste Management, each Unit Owner is allowed to put out one bulk item per week for free pick-up. Bulk items include such items as chairs, sofas, tables, box springs and mattresses. Mattresses must be wrapped in plastic or in a mattress bag. Uncovered mattresses will not be picked up.

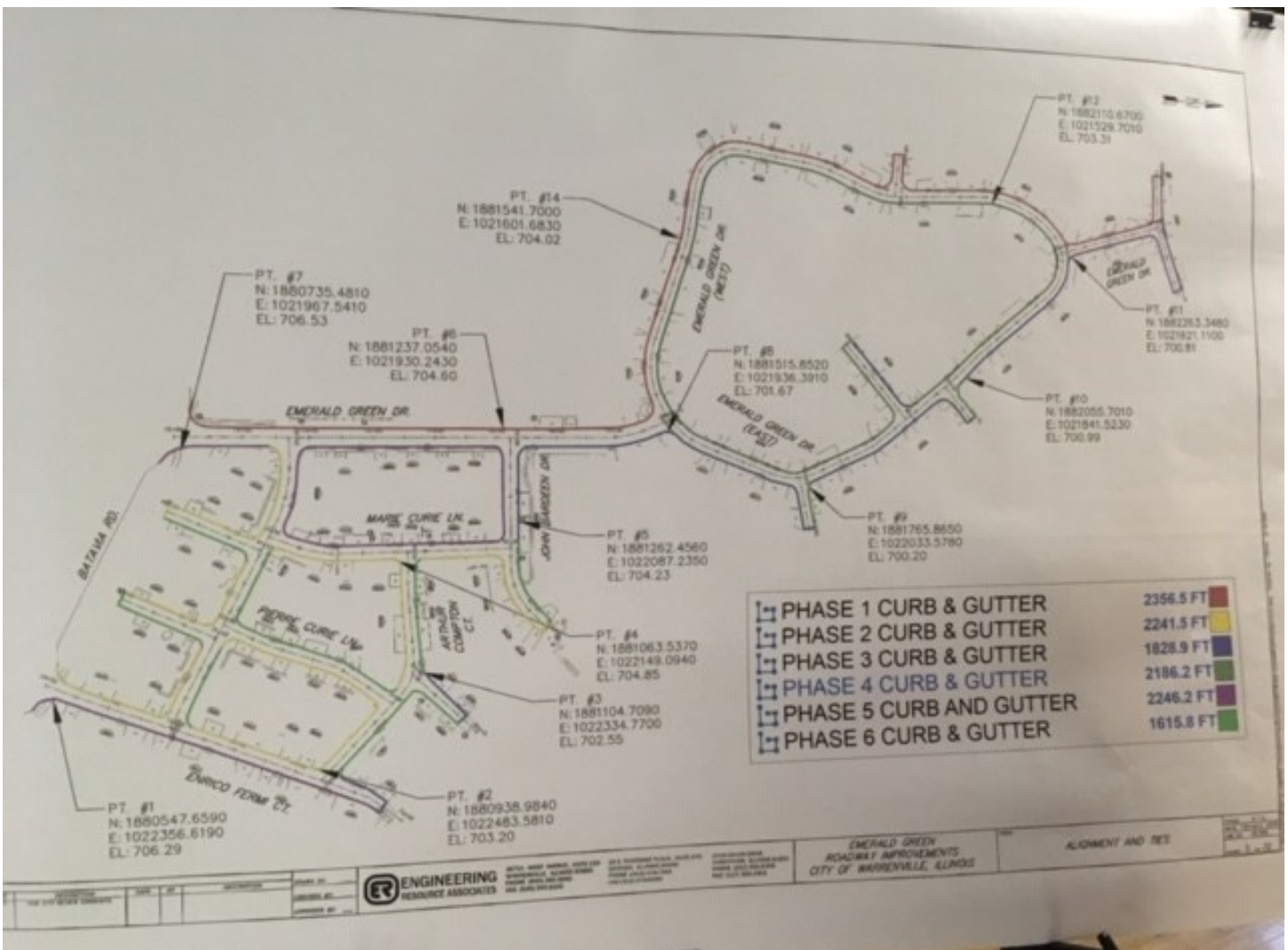
Electronic items, including anything operated electrically (computers, refrigerators, televisions, microwaves, etc.) are **not** allowed for bulk item pick-up. If you have any questions contact Property Manager, John Blazak at (815) 526-4032 or by email at [johnb@nwprop.com](mailto:johnb@nwprop.com)

### Dryer Vent Cleaning

If your dryer vent has not been professionally cleaned within the last 10 years, you should consider having it done especially if your clothes are taking longer than usual to dry or the dryer frequently turns off due to over-heating. The lint screen in the dryer should be cleaned before/after every dryer cycle to prevent lint buildup.

### Guest/Visitor Parking

Per the November 2018 Revised Rules & Regulations, guest/visitor parking spaces located throughout the condo property are primarily for the use of visitors and are not assigned to any specific building or unit owner but are first-come, first-serve basis.



**CHARLES  
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**Chuck Sadowski**

P: (847) 347-4448

E: [chuck@yougotchuck.com](mailto:chuck@yougotchuck.com)

W: [yougotchuck.com](http://yougotchuck.com)

*You're in luck! You've got Chuck!*

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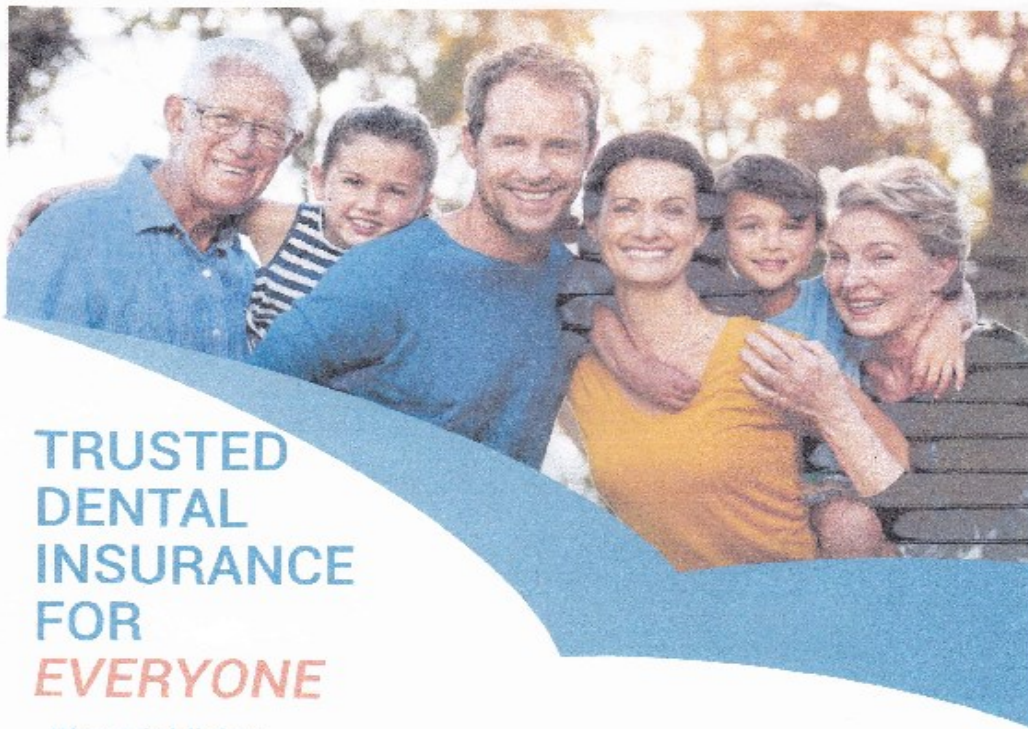
The SCOOP on  
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The Zestimate® home valuation is Zillow's estimated market value, computed using a proprietary formula. It is not an appraisal. It is a starting point in determining a home's value. The Zestimate is calculated from public and user-submitted data, taking into account special features, location, and market conditions. We encourage buyers, sellers, and homeowners to supplement Zillow's information by doing other research such as:

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\* Information came from ZILLOW





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### Contact

John Byrd 331-244-9221



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<sup>1</sup> This optional vision benefit is available for a additional cost and term cover with the policy. Vision is not available in all states. ©2018 Luv, 4.00.02